

GENERAL NOTES:

1. BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE CONTROL SYSTEM AS REFERENCED FROM THE FOLLOWING NGS TRAVERSE CONTROL STATIONS WITH A COMBINED SCALE FACTOR OF 0.99998923
- 6116: NORTH 618.357.29 EAST 1,396,545.66 (BOLT DRIVEN IN GROUND)
6549: NORTH 628,869.75 EAST 1,402,215.29 (DISK IN CONCRETE MONUMENT)
G542: NORTH 620,255.73 EAST 1,398,690.86 (DISK IN CONCRETE MONUMENT)
G544: NORTH 621,550.98 EAST 1,394,699.92 (DISK IN CONCRETE MONUMENT)
2. TOTAL SITE AREA AS SURVEYED: 25.663 ACRES or 1,117,896 SQ. FT. +/-
3. OWNER/DEED REFERENCE:
STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION
4. PROPERTY ADDRESS:
6300 WABASH AVENUE
BALTIMORE, MARYLAND 21216
5. FIELDWORK WAS PERFORMED IN MAY 2018.

BOUNDARY COORDINATES

POINT	NORTH	EAST
1	613643.957	1394687.218
2	613788.793	1394845.404
3	613880.999	1395058.899
4	614012.637	1395278.033
5	613933.178	1395435.230
6	613897.547	1395443.281
7	613887.244	1395478.017
8	613893.909	1395508.693
9	613822.382	1395597.177
10	613580.758	1395681.715
11	613603.884	1395834.761
12	612890.121	1395792.178
13	612818.106	1395746.350
14	612635.554	1395769.259
15	612450.784	1395832.665
16	612444.322	1395920.460
17	612437.512	1395908.027
18	612486.381	1395793.371
19	612440.771	1395743.624
20	612440.183	1395743.903
21	612318.338	1395923.446
22	613073.039	1395078.517
23	613540.176	1394847.317

TRAVERSE COORDINATES

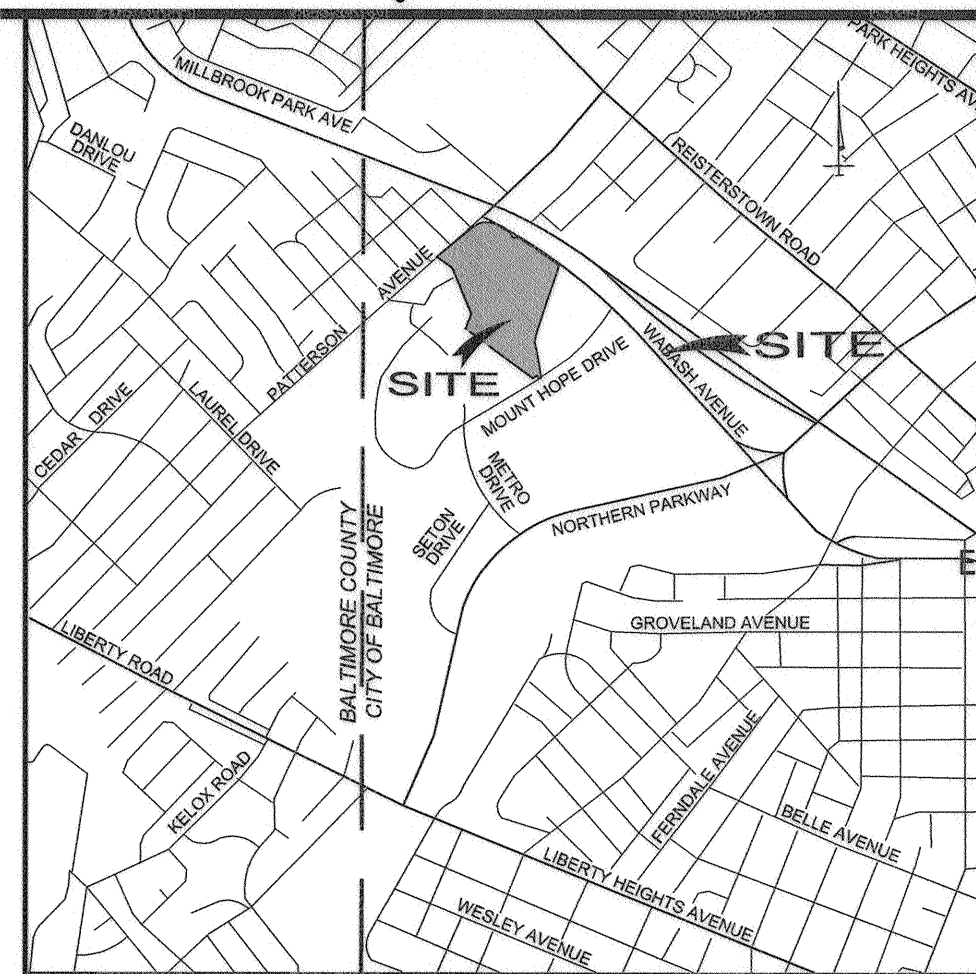
POINT	NORTH	EAST
STV1	613226.893	1395253.698
STV2	613878.234	1394812.618
STV3	613848.985	1394929.488
STV4	614018.021	1395158.845
STV5	613893.955	1395493.921
STV6	613666.405	1395889.773
STV7	613918.716	1395821.029
STV8	613354.943	1395877.890
STV9	612933.142	1395741.795
STV20	613205.221	1395881.272
STV21	612906.796	1395889.773
STV22	613016.570	1395041.831
STV23	613447.318	1395054.551
STV24	613180.679	1394992.497
STV25	612218.642	1395558.374

LEGEND

SDMH	STORM DRAIN MANHOLE	CURBLINE
LIGHT POLE	PROPERTY LINE	CHAIN LINK FENCE LINE
BOLLARD	CHAIN LINK FENCE LINE	CHAIN LINK FENCE LINE
SIGN	CHAIN LINK FENCE LINE	CHAIN LINK FENCE LINE
SURVEY TRAVERSE		

SURVEY DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOT 2 AS SHOWN ON A PLAT RECORDED AMONG THE LAND RECORDS OF BALTIMORE CITY, MARYLAND IN PLAT BOOK FMC NO. 4105, DATED FEBRUARY 3, 2011 BY JOHNSON, BERNAT ASSOCIATES, INC.



VICINITY MAP

SCALE: 1"=2,000'

N/F
STATE OF MARYLAND TO THE USE OF THE
MASS TRANSIT ADMINISTRATION OF THE
DEPARTMENT OF TRANSPORTATION

LIBER RHB 3366 FOLIO 162
LOT 1 PLAT FMC 4105
6100 WABASH AVENUE

BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. DP180202 EFFECTIVE DATE: JULY 1, 2018

EXCEPTION REFERENCE	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
1	PLAT FMC 4105	SUBJECT TO ITEMS SHOWN ON PLAT	AS SHOWN
2	LIBER EHA 74 FOLIO 385	SUBJECT TO TERMS AND CONDITIONS IN DEED	BLANKET IN NATURE (DOES NOT APPEAR TO AFFECT)
3	LIBER LMB 221 FOLIO 61	SUBJECT TO TERMS AND CONDITIONS IN DEED	BLANKET IN NATURE (DOES NOT APPEAR TO AFFECT)
4	LIBER LMB 221 FOLIO 73	SUBJECT TO TERMS AND CONDITIONS IN DEED	BLANKET IN NATURE (DOES NOT APPEAR TO AFFECT)
5	LIBER 4970 FOLIO 497	SUBJECT TO TERMS, RIGHTS, PRIVILEGES AND CONDITIONS IN AGREEMENT	DOES NOT AFFECT
6	LIBER 4970 FOLIO 498	SUBJECT TO TERMS, RIGHTS, PRIVILEGES AND CONDITIONS IN AGREEMENT	DOES NOT AFFECT
7	LIBER 4970 FOLIO 500	SUBJECT TO TERMS, RIGHTS, PRIVILEGES AND CONDITIONS IN AGREEMENT	AS SHOWN
8	LIBER 6789 FOLIO 598	SUBJECT TO TERMS AND CONDITIONS IN DEED	DOES NOT AFFECT
9	LIBER 7405 FOLIO 264	SUBJECT TO TERMS, RIGHTS, PRIVILEGES AND CONDITIONS IN AGREEMENT	DOES NOT AFFECT
10	LIBER 1784 FOLIO 153	SUBJECT TO TERMS, RIGHTS, PRIVILEGES AND CONDITIONS IN AGREEMENT	DOES NOT AFFECT
11	LIBER 8099 FOLIO 383	SUBJECT TO TERMS, RIGHTS, PRIVILEGES AND CONDITIONS IN AGREEMENT	DOES NOT AFFECT
12	LIBER 8099 FOLIO 386	SUBJECT TO TERMS, RIGHTS, PRIVILEGES AND CONDITIONS IN AGREEMENT	DOES NOT AFFECT
13	LIBER 2069 FOLIO 58	SUBJECT TO TERMS, RIGHTS, PRIVILEGES AND CONDITIONS IN AGREEMENT	DOES NOT AFFECT
14	LIBER 3636 FOLIO 182	SUBJECT TO TERMS AND CONDITIONS SET FORTH IN AN EASEMENT	DOES NOT AFFECT
15	LIBER 1190 FOLIO 343	SUBJECT TO TERMS, RIGHTS, PRIVILEGES AND CONDITIONS IN AGREEMENT	AS SHOWN
16	LIBER 1262 FOLIO 135	SUBJECT TO TERMS AND CONDITIONS IN DEED FOR WABASH AVENUE	DOES NOT AFFECT
17	LIBER 1666 FOLIO 21	SUBJECT TO TERMS AND CONDITIONS IN DEED	AS SHOWN
18	LIBER 2423 FOLIO 402	SUBJECT TO TERMS, TERMS AND CONDITIONS CONTAINED IN AN ACQUISITION	DOES NOT AFFECT
19	LIBER 2453 FOLIO 535	SUBJECT TO TERMS AND CONDITIONS IN DEED	DOES NOT AFFECT
20	LIBER 3366 FOLIO 162	SUBJECT TO TERMS AND CONDITIONS IN DEED	TITLE DEED
21	LIBER 1499 FOLIO 260	SUBJECT TO TERMS AND CONDITIONS IN DEED	DOES NOT AFFECT
22	LIBER 7071 FOLIO 206	SUBJECT TO TERMS, RIGHTS, PRIVILEGES AND CONDITIONS IN AGREEMENT	DOES NOT AFFECT
23	LIBER 13583 FOLIO 359	SUBJECT TO TERMS, RIGHTS, PRIVILEGES AND CONDITIONS CONTAINED IN A DECLARATION	BLANKET IN NATURE
24	LIBER 13853 FOLIO 14	SUBJECT TO TERMS AND CONDITIONS SET FORTH IN AN EASEMENT	AS SHOWN

28-02 4285 10
STATE OF MARYLAND
MASS TRANSIT
ADMINISTRATION
LOT 2 PLAT FMC 4105
6300 WABASH AVENUE
"NO BUILDINGS ON SITE"

LINE OF DIVISION BETWEEN
RHB 3366/162 & RHB 3324/900

RECORD DESCRIPTION

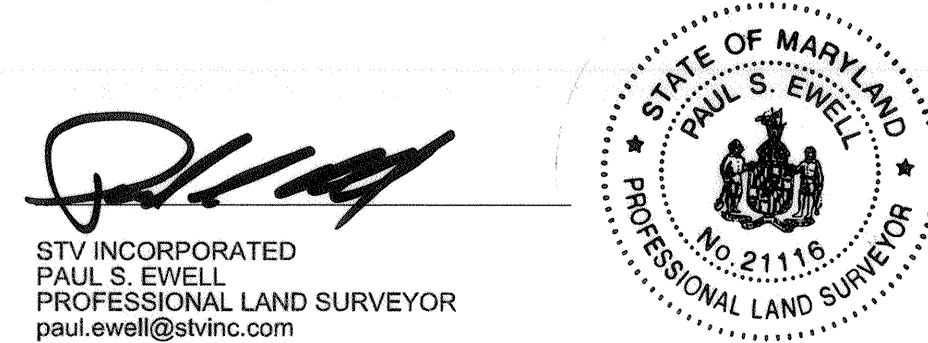
BEGINNING FOR THE SAME AT A POINT ON THE SOUTHEASTERMOST RIGHT OF WAY LINE OF PATTERSON AVENUE, AND RUNNING THENCE AS NOW SURVEYED, WITH COURSES REFERRED TO THOSE ESTABLISHED BY THE BALTIMORE TOPOGRAPHICAL SURVEY COMMISSION, BINDING ALONG THE SOUTHEASTERMOST RIGHT OF WAY LINE OF PATTERSON AVENUE AS LAID OUT AND NOW EXISTING NORTH 47°44'41" EAST 214.47 FEET, THENCE CONTINUING ALONG THE SOUTHEASTERMOST RIGHT OF WAY LINE OF SAID PATTERSON AVENUE AND BINDING ALONG THE SOUTHEASTERMOST SIDE OF AN EXISTING 2 FEET WIDE STONE WALL, AS NOW SURVEYED, CONFORMING TO THE ABOVEMENTIONED BALTIMORE CITY DATUM NORTH 47°52'50" EAST 294.77 FEET, THENCE BINDING ALONG A FILLET LEADING INTO WABASH AVENUE AS SHOWN ON BUREAU OF SURVEYS PLAT NO. BE-30-1085 ATTACHED TO A DEED DATED MARCH 23, 1864 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE CITY, MARYLAND IN LIBER JFC NO. 1868 AT FOLIO 21 WHICH WAS GRANTED AND CONVEYED BY THE SETON PSYCHIATRIC INSTITUTE, INC. TO THE MAYOR AND CITY COUNCIL OF BALTIMORE, AS NOW SURVEYED, CONFORMING TO SAID BALTIMORE CITY DATUM 238.51 FEET IN AN EASTERLY DIRECTION BY THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A LONG CHORD BEARING NORTH 82°00'58" EAST 224.46 FEET TO A POINT ON THE SOUTHERNMOST RIGHT OF WAY LINE OF WABASH AVENUE (100.00 FEET WIDE) AS SHOWN ON SAID PLAT, THENCE BINDING ALONG THE SOUTHERNMOST RIGHT OF WAY OF WABASH AVENUE, AS NOW SURVEYED, CONFORMING TO THE ABOVEMENTIONED DATUM 176.13 FEET IN A SOUTHEASTERLY DIRECTION BY THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,680.00 FEET AND A LONG CHORD BEARING SOUTH 62°27'35" EAST 176.12 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE OF SAID WABASH AVENUE AND BINDING ALONG THE OUTLINES OF THE ENTRANCE TO A PRIVATE ROAD LEADING INTO SETON INSTITUTE AS SHOWN ON THE ABOVEMENTIONED PLAT THE THREE (3) FOLLOWING COURSES AND DISTANCES AS NOW SURVEYED CONFORMING TO THE ABOVEMENTIONED DATUM, VIZ (1) 41.52 FEET IN A SOUTHERLY DIRECTION BY THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 24.00 FEET AND A LONG CHORD BEARING SOUTH 12°30'58" EAST 36.53 FEET, (2) SOUTH 73°12'43" EAST 36.24 FEET AND (3) 34.23 FEET IN A NORTHEASTERLY DIRECTION BY THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 24.00 FEET AND A LONG CHORD BEARING NORTH 77°54'38" EAST 31.40 FEET TO A POINT ON THE SOUTHERNMOST RIGHT OF WAY LINE OF THE ABOVEMENTIONED WABASH AVENUE (100.00 FEET WIDE), THENCE BINDING ALONG THE SOUTHERNMOST RIGHT OF WAY LINE OF SAID WABASH AVENUE, AS NOW SURVEYED, CONFORMING TO THE ABOVEMENTIONED DATUM 518.57 FEET TO A POINT ON AND DISTANT 144.94 FEET FROM THE BEGINNING OF THE BEGINNING OF NORTH 28°15' DEGREES EAST 9.2 PERCH LINE OF THAT PARCEL OF LAND WHICH BY DEED DATED MAY 27, 1884 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER WM NO. 141 AT FOLIO 422 WAS GRANTED AND CONVEYED BY MARY P. WILLIAMS AND ROBERT H. WILLIAMS, HER HUSBAND, ET AL. TO FRANCIS SANDERSON, THENCE LEAVING SAID WABASH AVENUE AND BINDING REVERSELY ALONG PART OF SAID TWENTIETH LINE, ALL OF THE NINETEENTH, EIGHTEENTH, SEVENTEENTH, SIXTEENTH, FIFTEENTH, FOURTEENTH AND PART OF THE THIRTEENTH LINES OF SAID PARCEL OF LAND, SAID LINES HAVING BEEN ESTABLISHED AS PART OF THE EASTERNMOST OUTLINES OF MOUNT HOPE PROPERTY BY SAID DEED, THE EIGHT (8) FOLLOWING COURSES AND DISTANCES AS NOW SURVEYED, CONFORMING TO THE ABOVEMENTIONED DATUM, VIZ (1) SOUTH 23°47'24" WEST 144.94 FEET, (2) SOUTH 58°54'00" WEST 20.75 FEET, (3) SOUTH 21°17'00" WEST 96.71 FEET, (4) SOUTH 09°34'00" EAST 13.33 FEET, (5) SOUTH 16°44'00" WEST 151.38 FEET, (6) SOUTH 14°38'00" WEST 478.80 FEET, (7) SOUTH 23°02'00" EAST 211.00 FEET AND (8) SOUTH 13°17'00" EAST 185.00 FEET, THENCE LEAVING SAID THIRTEENTH LINE AND RUNNING FOR THE FOUR (4) FOLLOWING LINES OF DIVISION AS NOW DRAWN ACROSS THE PROPERTY OF THE SETON PSYCHIATRIC INSTITUTE, INC., VIZ (1) NORTH 56°19'14" WEST 941.73 FEET TO AN IRON PIPE, (2) NORTH 19°57'00" EAST 100.00 FEET TO AN IRON PIPE, (3) NORTH 26°06'30" WEST 521.22 FEET TO AN IRON PIPE, (4) NORTH 56°49'11" WEST 190.82 FEET TO THE POINT OF BEGINNING, CONTAINING 24.566 ACRES OF LAND MORE OR LESS, AS SURVEYED ON MAY 28, 1975 BY PURDUM & JESCHKE, CONSULTING ENGINEERS AND LAND SURVEYORS.

SURVEYOR'S CERTIFICATION

TO STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS. THE FIELD WORK WAS COMPLETED IN MAY OF 2018.

I FURTHER CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS PLAT AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN "CONARY" SECTION 05.13.06.12 AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21116, EXPIRATION DATE 1/18/20.



DATE

9-6-18

N/F
BALTIMORE ASSOCIATION FOR
RETARDED CITIZENS, INC.

LIBER FMC 65 FOLIO 51

N/F
MAYOR & CITY
COUNCIL OF BALTIMORE

LIBER WA 3997 FOLIO 492

28-02 4285 11
N/F
AMERICAN NATIONAL
RED CROSS

LIBER SEB 1743 FOLIO 104

STV 100 Years
STV Incorporated
7125 Ambassador Road, Suite 200
Baltimore, Maryland 21244
www.stvinc.com
PH: (410) 944-9112
FAX: (410) 298-2794

CONSULTANTS

SEAL

PROJECT IDENTIFICATION

WARD 28 SECTION 02
BLOCK 4285 LOT 10
BALTIMORE CITY
MARYLAND

ISSUE BLOCK

PROJECT NO.: 4016382
SCALE: 1"=50'
DATE: SEPTEMBER 7, 2018
FIELDWORK BY: DP, DP
DRAWN BY: JTM
CHECKED BY: PSE
APPROVED BY:
COPYRIGHT: STV INCORPORATED
ALTA/NSPS LAND TITLE SURVEY

6300 WABASH AVENUE

4016382

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